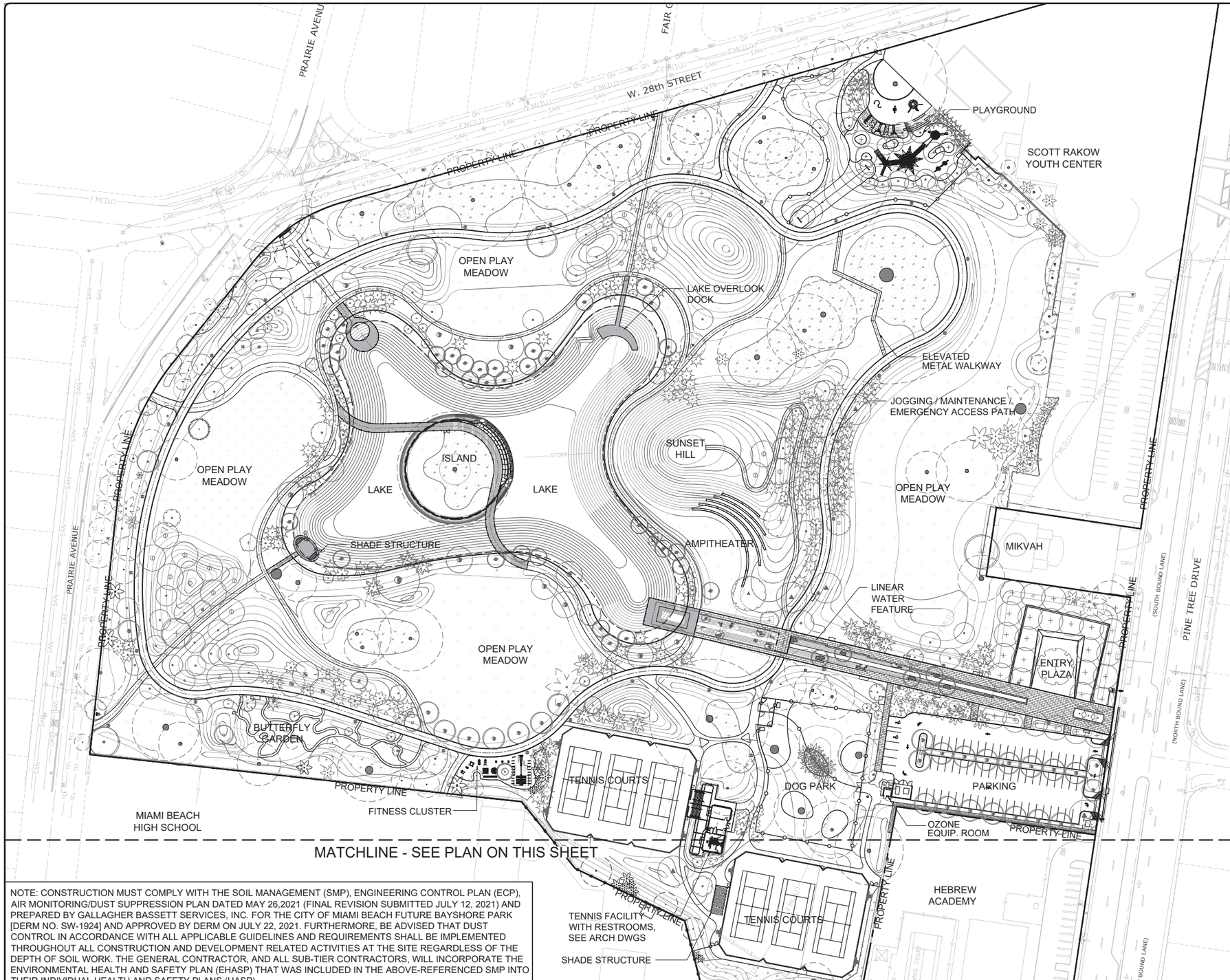
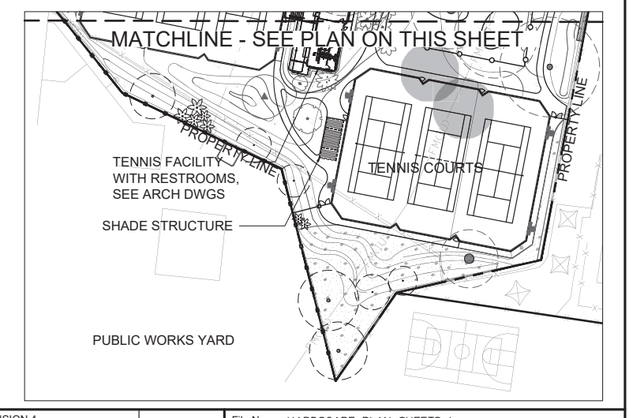


PROJECT CRITERIA-ZONING/SETBACKS	
To COMPLY TO RM-1 AS PER PLANNING AND ZONING DEPT.	
SITE SUMMARY	ALLOWED/REQUIRED
ZONING CLASSIFICATION	GU
FEMA ZONE	AE (EL8)
NET LOT AREA	N/A
GROSS LOT AREA	845,064 SF (19.4 ACRES)
AREA TABULATIONS	ALLOWED / REQUIRED
BASE F.A.R.	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	N/A
EXISTING PERVIOUS AREA	844,656 SF
EXISTING IMPERVIOUS AREA	408 SF (Pump Station)
PROPOSED PERVIOUS AREA	596,161 SF
PROPOSED IMPERVIOUS AREA INCLUDES (60,320 SF OF PERVIOUS PAVING)	163,260 SF
PROPOSED LAKE	90,354 SF
TENNIS FACILITY	
TENNIS BUILDING	1,242 SF
TENNIS BUILDING TRELLIS	1,349 SF
MECHANICAL ROOM	20 SF
BATHROOMS	455 SF, MEN'S (2 Stalls), WOMEN'S (2 Stalls)
STORAGE ROOM	245 SF
MOP SINK	30 SF
PARKING SUMMARY	
REQUIRED PARKING	
PROPOSED EAST PARKING LOT	73
ON STREET PARKING OUTSIDE OF PROJECT SCOPE	
ADA PARKING REQUIRED	4
ADA PARKING PROVIDED	2

FLOOD MANAGEMENT INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE)	+8.00 NGVD [+6.55 NAVD]
DESIGN FLOOD ELEVATION (DFE)	+9.00 NGVD [+7.55 NAVD]
LOWEST TOS ELEVATION	+10.78 NGVD [+9.23 NAVD]
NEXT HIGHER FLOOR ELEVATION	N/A
LOWEST GRADE ELEVATION ADJACENT TO THE BLDG	+6.55 NGVD [+5.00 NAVD]
HIGHEST GRADE ELEVATION ADJACENT TO THE BLDG	+10.55 NGVD [+9.00 NAVD]
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BLDG	+10.55 NGVD [+9.00 NAVD]
CROWN OF ROAD ELEVATION	+5.52 NGVD [+3.97 NAVD] PINE TREE DRIVE NEAR PROPOSED PARKING LOT
ADJUSTED GRADE ELEVATION	+3.55 NGVD [+2.00 NAVD]
FIRM MAP NUMBER	12086C0317L



NOTE: CONSTRUCTION MUST COMPLY WITH THE SOIL MANAGEMENT (SMP), ENGINEERING CONTROL PLAN (ECP), AIR MONITORING/DUST SUPPRESSION PLAN DATED MAY 26,2021 (FINAL REVISION SUBMITTED JULY 12, 2021) AND PREPARED BY GALLAGHER BASSETT SERVICES, INC. FOR THE CITY OF MIAMI BEACH FUTURE BAYSHORE PARK [DERM NO. SW-1924] AND APPROVED BY DERM ON JULY 22, 2021. FURTHERMORE, BE ADVISED THAT DUST CONTROL IN ACCORDANCE WITH ALL APPLICABLE GUIDELINES AND REQUIREMENTS SHALL BE IMPLEMENTED THROUGHOUT ALL CONSTRUCTION AND DEVELOPMENT RELATED ACTIVITIES AT THE SITE REGARDLESS OF THE DEPTH OF SOIL WORK. THE GENERAL CONTRACTOR, AND ALL SUB-TIER CONTRACTORS, WILL INCORPORATE THE ENVIRONMENTAL HEALTH AND SAFETY PLAN (EHASP) THAT WAS INCLUDED IN THE ABOVE-REFERENCED SMP INTO THEIR INDIVIDUAL HEALTH AND SAFETY PLANS (HASP).

MIAMIBEACH
CAPITAL IMPROVEMENT PROJECTS OFFICE
1701 MERIDIAN AVENUE, MIAMI BEACH, FL.33139

PROJECT: BAYSHORE PARK (FORMER PAR 3)
2300 PINE TREE DRIVE

TITLE: OVERALL SITE PLAN

savinomiller DESIGN STUDIO
LANDSCAPE ARCHITECTURE | URBAN DESIGN | ARCHITECTURE
10240 N.E. 6 AVENUE P.A. NORTH MIAMI, FLORIDA 33168
T: 305.893.8962 F: 305.893.8933 WWW.SAVINOMILLER.COM
WARNING LC. COCOON

CITY MANAGER: ALINA T. HUDAK
CIP DIRECTOR: DAVID MARTINEZ, P.E.
PROJECT MANAGER: MINA SAMADI, P.E.

LA OF RECORD: BM
DESIGN LA: BM
DRAWN BY: SMDS
CHECKER: BM
SCALE: 1"= 60'-0"

LANDSCAPE ARCHITECT OF RECORD:
BARRY MILLER, RLA NO.866

NO.	DATE	REVISION	APP'D. BY
4	02-04-22	PERMIT SET - REVISION 4	
3	12-16-21	PERMIT SET - REVISION 3	
2	03-25-21	PERMIT SET - REVISION 2	
1	12-10-20	PERMIT SET - REVISION 1	
	08-07-20	PERMIT SET	

File Name: HARDSCAPE PLAN SHEETS.dwg
Survey Reference:
Field Book: N/A Page: N/A Work Order: 201529234
Date: Sheet: Drawing: LA-01